

CODE ENFORCEMENT BOARD

SEMINOLE COUNTY, FLORIDA

AGENDA

December 6, 2007 – 1:30 pm
Seminole County Services Building – Room 1028
1101 East First St, Sanford FL 32771

- I Call to Order
- II Pledge of Allegiance
- III Roll Call
- IV Swearing in of Witnesses
- V Agenda Update & Approval
- VI Public Hearings –

Repeat Cases	-	2	
New Cases	-	12	
			(3) Continued by Staff
			(8) Complied Prior to Hearing
Continued Cases	-	0	
Special Request	-	0	
Consent Agenda	-	3	
Foreclosure	-	0	
Add-On	-	0	



REPEAT CASES

CERTIFIED NOTICE OF HEARING

A. Case No 03-03-CEB
Marguerite S. Hunter
Code Enforcement Officer: Donna Wisniewski

This is a repeat violation. The original violation was heard by the Board on December 4, 2003; and an Order was entered giving the Respondent a compliance date of January 5, 2004. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on January 6, 2004. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on March 17, 2004. An Order rescinding the \$5,250.00 fine was entered by the Code Enforcement Board on March 18, 2004.

An Affidavit of Repeat Violation was filed after reinspection on July 2, 2007.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$11,850.00** for 158 days of non-compliance, from July 2, 2007 through and including December 6, 2007, at **\$75.00 per day** and the fine shall continue to accrue at \$75.00 per day until compliance is obtained.. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(h)
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure
Location: 5038 Lake Howell Road, Winter Park (Commission District 4)
Tax Parcel ID # 33-21-30-506-0000-0060

Motion by _____ Second by _____ Action _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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HAND-DELIVERED
NOTICE OF HEARING

B. Case No 03-70-CEB
Christine Watson
Code Enforcement Officer: Dorothy Hird

This is a second repeat violation. The original violation was heard by the Board on August 28, 2003 and an Order was entered giving the Respondent a compliance date of September 12, 2003. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 18, 2003.

An Affidavit of Repeat Violation was filed after reinspection on December 6, 2004. An Affidavit of Compliance After Repeat Violation was filed after reinspection on January 19, 2005. An Order rescinding the \$2,150.00 fine was entered by the Code Enforcement Board on January 27, 2005.

A second Affidavit of Repeat Violation was filed after reinspection on September 29, 2007.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **fine** on a second repeat violation in the amount of **\$3,450.00** for 69 days of non-compliance, from September 29, 2007 through and including December 6, 2007, at **50.00 per day**; and the fine shall continue to accrue at \$50.00 per day until compliance is obtained. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (l)
Described as: 1) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport
Location: 618 Plum Lane, Altamonte Springs (Commission District 4)
Tax Parcel ID # 07-21-30-503-0000-0900

Motion by _____ Second by _____ Action _____

NEW CASES

CONTINUED BY STAFF

A. Case No. 07-76-CEB
Edna Burnett
Code Enforcement Officer: Joann Tamulonis

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (j) and (l)

Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
3) Used/scrap building materials
4) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport

Location: 2624 Grove Avenue, Altamonte Springs (Commission District 3)
Tax Parcel ID # 17-21-29-516-0000-0090

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

B. Case No. 07-105-CEB
Gregorio and Nancy Alava
Lead Inspector: Jason Rucker

Violation Charged: Florida Building Code, Section 105.1

Described as: 1) Construction without the required permits
(Replacement of front door, windows, a reroof, stucco and electric meter without permits)

Location: 3309 Palmway, Sanford (Commission District 3)
Tax Parcel ID # 12-20-30-503-0100-0150

Motion by _____ Second by _____ Compliance Date _____ Fine _____

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COMPLIED PRIOR TO HEARING

C. Case No. 07-126-CEB
Thomas R. & Rachel H. Darnell
Code Enforcement Officer: Dorothy Hird

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (g) and (p)

Described as: 1) The accumulation of trash and debris
2) Any other objectionable, unsightly, or unsanitary matter,
substance, or material tending by its existence and/or
accumulation to endanger or adversely affect the health, safety,
lives, and/or welfare of the citizens of the county

Location: 607 Lake Shore Drive, Maitland (Commission District 4)
Tax Parcel ID # 24-21-29-509-0E00-0130

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

D. Case No. 07-130-CEB
MUSA/ZMG Oakmonte, LLC
Seminole County Addressing: Amy Curtis

Violation Charged: Seminole County Land Development Code, Section 90.1

Described as: 1) Unapproved numbers displayed on property in common area
Location: Common area of Notting Hill A Condominiums, Lake Mary
(Commission District 5)

Tax Parcel ID # 13-20-29-514-0C00-0000

Motion by _____ Second by _____ Compliance Date _____ Fine _____

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POSTED NOTICE OF HEARING

E. Case No. 07-131-CEB
Bennett F. Hansen
Inspector: Jason Rucker

Violation Charged: Florida Building Code, Section 105.1
Described as: 1) Construction without the required permits
(Installed a privacy fence)
Location: 2782 Falcon Crest Place, Lake Mary (Commission District 5)
Parcel I. D. # 03-20-30-5PB-0000-1350

Motion by _____ Second by _____ Compliance Date _____ Fine _____

POSTED NOTICE OF HEARING

F. Case No. 07-132-CEB
Heather Dreblow
Inspector: Jason Rucker

Violation Charged: Florida Building Code, Section 105.1
Described as: 1) Construction without the required permits
(Electrical, mechanical and constructed storage)
Location: 137 Fairway Ten Drive, Casselberry (Commission District 1)
Tax Parcel ID # 15-21-30-504-0D00-0240

Motion by _____ Second by _____ Compliance Date _____ Fine _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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**HAND-DELIVERED
NOTICE OF HEARING**

G. Case No. 07-133-CEB
Ronald M. & Tina L. Dunfee
Inspector: Jason Rucker

Violation Charged: Florida Building Code, Section 105.1
Described as: 1) Construction without the required permits
(Enclosed carport to make a garage, installed a shed, replaced
roof on house and replace windows)
Location: 393 Croton Drive, Maitland (Commission District 3)
Tax Parcel ID # 23-21-29-503-0B00-0160

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

H. Case No. 07-134-CEB
David Nourachi, Trustee
Code Enforcement Officer: Dorothy Hird

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (g) and (h)
Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located
within 75' from any structure
Location: Blake Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 07-21-30-506-0000-0090

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

I. Case No. 07-135-CEB
Herman Canty
Code Enforcement Officer: Dorothy Hird

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h) and (p)

Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
3) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county

Location: 132 Oak Avenue, Altamonte Springs (Commission District 4)
Tax Parcel ID's #07-21-30-300-0140-0000 &
#07-21-30-300-0150-0000

Motion by _____ Second by _____ Compliance Date _____ Fine _____

POSTED NOTICE OF HEARING

J. Case No. 07-136-CEB
Sarah L. Cannon
Code Enforcement Officer: Jerry Robertson

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure

Location: 2915 Stone Street, Oviedo (Commission District 2)
Parcel I. D. # 25-20-31-5BA-0000-3660

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

K. Case No. 07-137-CEB
Michael & Shawn Chema
Code Enforcement Officer: Jerry Robertson

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (g), (h) and (n)

Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located
within 75' from any structure
3) Stagnant or foul water in a swimming or wading pool

Location: 2712 Cypress Head Trail, Oviedo (Commission District 1)
Parcel I. D. # 29-21-31-504-0000-0230

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CONTINUED BY STAFF

L. Case No. 07-138-CEB
U-Store-It, LP and
CT Corp. System, Registered Agent
Code Enforcement Officer: Jerry Robertson

Violation Charged: Seminole County Land Development Code, Chapter 30, Section
30.1247

Described as: 1) Sign erected without a permit

Location: 3653 Alafaya Trail, Oviedo (Commission District 1)
Tax Parcel ID # 34-21-31-503-0000-0220

Motion by _____ Second by _____ Compliance Date _____ Fine _____

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M. Case No. 07-139-CEB
David R. Brooke
Code Enforcement Officer: Joann Tamulonis

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
Location: 3143 Windchime Circle South, Apopka (Commission District 3)
Parcel I. D. # 18-21-29-524-0000-1420

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

N. Case No. 07-140-CEB
Rahamat and Zareida R. Ali
Code Enforcement Officer: Joann Tamulonis

Violation Charged: Seminole County Land Development Code, Chapter 30, Part 12, Section 30.202(a)
Described as: 1) Outside storage is not a customary accessory use of the property in a R-1A zone
Location: 1005 Martex Drive, Apopka (Commission District 3)
Parcel I. D. # 18-21-29-522-0D00-0140

Motion by _____ Second by _____ Compliance Date _____ Fine _____

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COMPLIED PRIOR TO HEARING

O. Case No. 07-141-CEB
Rodney R. Vermilio
Code Enforcement Officer: Pamela Taylor

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure

Location: 207 Lake Boulevard W, Sanford (Commission District 5)
Parcel I. D. # 03-20-30-502-0000-0010

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

P. Case No. 07-142-CEB
Colony at Chase, LLC and
Oren Gabbai, Registered Agent
Code Enforcement Officer: Pamela Taylor

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h)

Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure

Location: 115 Lake Boulevard S, Sanford (Commission District 5)
Parcel I. D. # 03-20-30-501-0300-0000

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

Q. Case No. 07-143-CEB
Ralph L. Requena
Code Enforcement Officer: Pamela Taylor

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (l)
Described as: 1) Junked or abandoned vehicle(s) not kept within an enclosed
garage or an attached carport
Location: 1213 Phillip Street, Winter Springs (Commission District 5)
Parcel I. D. # 33-20-30-509-0000-0210

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

R. Case No. 07-144-CEB
Annette M. Woodall
Code Enforcement Officer: Donna Wisniewski

Violation Charged: Seminole County Land Development Code, Chapter 30, Section
30.202 and 30.203
Described as: 1) Unpermitted use in R-1A
2) Unpermitted Special Exception Use in R-1A
Location: 933 Wesson Drive, Casselberry (Commission District 1)
Parcel I. D. # 23-21-30-512-0000-1630

Motion by _____ Second by _____ Compliance Date _____ Fine _____

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POSTED NOTICE OF HEARING

S. Case No. 07-145-CEB
Willie G. McKelvey, Life Estate
Eva Sherman, et al.
Code Enforcement Officer: Dorothy Hird

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (i)
Described as: 1) The remains or rubble of structures which have been burned,
stricken by other casualty, or demolished
Location: 248 Jackson Street, Altamonte Springs (Commission District 4)
Parcel I. D. # 07-21-30-513-0000-0190

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

T. Case No. 07-146-CEB
Alfred Simpson, Jr.
Code Enforcement Officer: Dorothy Hird

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (i)
Described as: 1) The remains or rubble of structures which have been burned,
stricken by other casualty, or demolished
Location: 2351 S CR 427, Altamonte Springs (Commission District 4)
Parcel I. D. # 07-21-30-509-0A00-0040

Motion by _____ Second by _____ Compliance Date _____ Fine _____

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CONTINUED BY STAFF

U. Case No. 07-147-CEB
James W. Robinson
Code Enforcement Officer: Donna Wisniewski

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (h) and (l)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located
within 75' from any structure
2) Junked or abandoned vehicle(s) not kept within an enclosed
garage or an attached carport

Location: 4911 Echo Court, Oviedo (Commission District 1)
Parcel I. D. # 31-21-31-501-0000-0210

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

V. Case No. 07-148-CEB
Beneficial Fla., Inc. and
CT Corporation System, Registered Agent
Code Enforcement Officer: Donna Wisniewski

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (h), (n) and (o)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located
within 75' from any structure
2) Stagnant or foul water in a swimming or wading pool
3) Unsecured pool - Swimming pool not completely enclosed by
permanent fencing

Location: 5111 Cypress Court, Winter Park (Commission District 1)
Parcel I. D. # 34-21-30-5CP-0000-1460

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

W. Case No. 07-149-CEB
Nayda Torres and
Francisco S. Almodovar
Code Enforcement Officer: Pamela Taylor

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (p)

Described as: 1) Any other objectionable, unsightly, or unsanitary matter,
substance, or material tending by its existence and/or
accumulation to endanger or adversely affect the health, safety,
lives, and/or welfare of the citizens of the county

Location: 102 Lake Dot Drive, Sanford (Commission District 5)
Parcel I. D. # 14-20-30-501-0E00-0150

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CONTINUED CASES

NONE

SPECIAL REQUEST

NONE

CONSENT AGENDA

A. Case No. 06-93-CEB
Ernest and Frances Scott
Senior Code Enforcement Officer: Deborah Leigh

This case was originally heard by the Code Enforcement Board on December 14, 2006; and an Order was entered giving the Respondents a compliance date of May 1, 2007. On March 22, 2007, the Board entered an Order extending the

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Respondents' compliance date to October 18, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on October 22, 2007.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$4,900.00** for 49 days of non-compliance, from October 19, 2007 through and including December 6, 2007, at \$100.00 per day; and the fine shall continue to accrue at **\$100.00 per day** for each day the violations continue or are repeated past December 6, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (b), (c), (d), (g), (j), (l) and (p)

Described as:

- 1) Refuse
- 2) Rubbish
- 3) Junk
- 4) The accumulation of trash and debris
- 5) Used/scrap building materials
- 6) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport
- 7) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county

Location: 4531 McKay Street, Lake Monroe (Commission District 5)
Parcel I. D. # 20-19-30-501-0000-0480

Motion by _____	Second by _____	Action _____
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B. Case No. 07-54-CEB
Nancy Helms
Code Enforcement Officer: Joann Tamulonis

This case was continued from the October 25, 2007 meeting.

This case was originally heard by the Code Enforcement Board on May 17, 2007; and an Order was entered giving the Respondent a compliance date of June 14, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on June 15, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on October 25, 2007.

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This property is presently in compliance.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$33,000.00** for 132 days of non-compliance, from June 15, 2007 through and including October 24, 2007, at \$250.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (f), (g), (h), (j) and (p)

Described as:

- 1) Unusable or abandoned appliances or white goods
- 2) The accumulation of trash and debris
- 3) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
- 4) Used/scrap building materials
- 5) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county.

Location: 103 Champion Avenue, Altamonte Springs (Commission District 3)
Tax Parcel ID # 03-21-29-505-0X00-0400

Motion by	Second by	Action
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C. Case No. 07-97-CEB
Richard B. Divins
Senior Code Enforcement Officer: Deborah Leigh

This case was originally heard by the Code Enforcement Board on September 27, 2007; and an Order was entered giving the Respondent a compliance date of October 12, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on October 13, 2007.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$13,750.00** for 55 days of non-compliance, from October 13, 2007 through and including December 6, 2007, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past December 6, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

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Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h)
Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
Location: 2117 Silver Leaf Court, Longwood (Commission District 4)
Parcel I. D. # 27-20-29-5GP-0000-0330

Motion by _____ Second by _____ Action _____

FORECLOSURE

NONE

VII Approval of the minutes from the meeting of October 25, 2007

VIII Confirmation date of next meeting: January 24, 2008

IX Old Business –

CASE NO 03-63-CEB – RUBY BLAKE, FREDDIE MORRIS AND BERTHA ROSS – On September 27, 2007, the Code Enforcement Board reduced the fines imposed against the Respondents from \$38,700.00 (1st repeat) and \$9,100.00 (2nd repeat) to \$500.00 if paid by November 30, 2007. The Respondents paid the reduced amount on November 28, 2007. **A Satisfaction of Fine will be executed by the Chair at this meeting.**

CASE NO 04-42-CEB – ISIAH AND LUCILLE COHEN – On October 25, 2007, the Code Enforcement Board reduced the fine imposed against the Respondents from \$1,100.00 to \$10.00 if paid within 30 days. The Respondents paid the reduced amount on November 21, 2007. **A Satisfaction of Fine will be executed by the Chair at this meeting.**

CASE NO 05-92-CEB – STUART E. NICHOLS – On July 26, 2007, the Code Enforcement Board entered an Order imposing a fine in the amount of \$850.00 for 17 days of non-compliance on a repeat violation presently in compliance. The Respondent paid that fine on November 21, 2007. **A Satisfaction of Fine will be executed by the Chair at this meeting.**

X New Business – none

XI Adjourn

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS,

AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 285.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7403.

12-06-07 Agenda
